



## 32 Sirius Apartments

Copper Quarter, Swansea, SA1 7GA

**Asking Price £149,995**



EASY ACCESS TO THE M4 MOTORWAY. Modern Fourth/Fifth floor apartment with river views, comprising: open-plan contemporary lounge/fitted kitchen/dining room, To the lower floor there are two double bedrooms onto sun balcony, master with en-suite and family bathroom. Benefits include electric heating, uPVC double glazing and two parking spaces one underground, Ideal first time buy or investment. Set in a convenient location close to the Morfa Retail Parc and Swansea City Centre. No chain. EPC-C.



## FULL DESCRIPTION

### ENTRANCE

Enter via communal door into:

### COMMUNAL HALLWAY

Stairs and lift to all floors.

### FORTH FLOOR

### ENTRANCE.

Enter via wooden door into:

### HALLWAY

Stairs to second floor, storage cupboard, electric heater.

### BATHROOM

Three piece suite comprising panelled bath with shower over, low level w.c, pedestal wash hand basin, towel rail, splash back tiles.

### BEDROOM 1 (L Shaped)

16'4" x 9'3" (4.98 x 2.81)

UPVC double glazed window to front with river views, uPVC double glazed door to side leading to sit on balcony, electric heater.

### EN-SUITE

Three piece suite comprising shower, low level w.c, pedestal wash hand basin, towel rail, extractor fan.

### BEDROOM 2

10'11" x 9'5" (3.32 x 2.88)

UPVC double glazed patio door to front leading to sit on balcony with river views, electric heater.

### SECOND FLOOR

### OPEN PLAN LOUNGE/DINING ROOM/KITCHEN

26'1" x 19'3" (7.94 x 5.86)

Fitted with modern wall and base units with complimentary work surface over, set in stainless steel sink and drainer with mixer tap, built in oven and hob with extractor fan over, integrated washing machine and fridge freezer, two sky lights, uPVC double glazed door to front with Juliette Balcony and river views.

### WALK IN STORAGE CUPBOARD

Wall mounted electric heater.

### EXTERNAL

Two allocated parking spaces (one underground and at the front of the building)

### Tenure

Leasehold

Term 125 years from 2014.

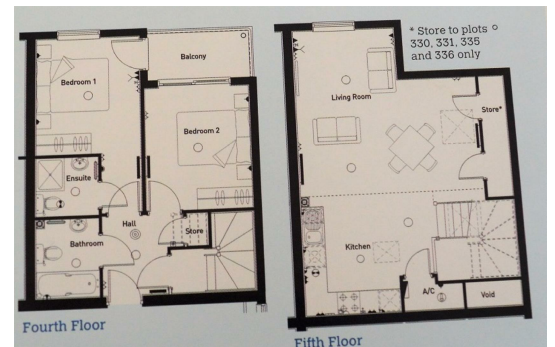
Ground Rent Approx £250 P.A.

Service charge approx £2,000 P.A

## AREA MAP



## FLOOR PLANS



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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